



Appeal Decision

Site visit made on 15 April 2019

by J Slominski BA(Hons) MCD

an Inspector appointed by the Secretary of State

Decision date: 17 July 2019

Appeal Ref: APP/K3605/D/19/3222196

Brackendene, Ditton Grange Drive, Long Ditton, Surbiton, Surrey, KT6 5HG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Dr Akshay Agarwal against the decision of Elmbridge Borough Council.
 - The application Ref 2018/3558, dated 29 November 2018, was refused by notice dated 04 February 2019.
 - The development proposed is Front and rear dormers and insertion of two roof lights to facilitate the Loft conversion.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed front elevation dormers on character and appearance.

Reasons

3. Brackendene is a two storey detached house on Ditton Grange Drive, which is a residential street comprised of detached houses of varied design, materials and orientation. The houses are generally set back from the road behind front gardens and driveways.
4. The appellant has drawn my attention to front elevation dormers on the surrounding streets, but none on Ditton Grange Drive itself. Those dormers (with the exception of 32 St Mary's Road) are either the same size or smaller than the windows below, and follow the vertical lines of the windows and doors below resulting in them being well integrated into the front elevations.
5. I also noted on my site visit that Braemore, which lies directly opposite the appeal site, has a dormer on its front elevation, however that is unusual within its setting and front elevation dormers are not a common feature on Ditton Grange Drive.
6. Where dormers are acceptable, the Elmbridge Design and Character Supplementary Planning Document Companion Guide: Home Extensions (April 2012) (the "Companion Guide") advises that dormer windows on the front roofslope of a house should be designed with care to preserve the character of the streetscape, and that where possible the dormer should follow the vertical lines of existing doors and windows.

7. The proposed dormers would have a very loose relationship with the design features on the rest of the house, with the windows being of different design and proportions to those on the rest of the front elevation, and having no alignment with the windows below. The appellant has advised that the proposed dormers have been designed to accommodate the stairs from the first floor to the loft and have been design to absolutely minimise any effect to the front elevation, however that has not resulted in the dormers being well related to the rest of the front elevation.
8. As a result, the proposed dormers would not be well related to either the existing house or the street scene on Ditton Grange Drive. The proposed development would be contrary to the guidance in the Design and Character Supplementary Planning Document Companion Guide: Home Extensions (April 2012), and to Policy CS17 of the Elmbridge Core Strategy (July 2011) which requires new development to deliver high quality design that responds to the positive features of its location, and is integrated sensitively with the locally distinctive townscape and local character.
9. Having had regard to the above, and all other matters raised, the appeal proposal does not comply with the development plan and on that basis the appeal is dismissed.

Jan Slominski

INSPECTOR